



17 Oversetts Court
Swadlincote, DE11 0SH
Offers in the region of £160,000



17 Oversetts Court, Swadlincote, DE11 0SH

***** LIZ MILSOM PROPERTIES ***** are delighted to bring 17 Oversetts Court to the market. A beautifully presented three-bedroom mid-terraced home situated within a quiet cul-de-sac in the popular setting of Newhall. Offering spacious and well-maintained accommodation throughout, the property features a generous lounge, modern kitchen/diner, three well-proportioned bedrooms, family bathroom, private rear garden, offset garage and parking space. Ideally suited to first-time buyers, young families or buy-to-let investors ! EPC: C / TAX BAND: A

- Beautifully presented three-bedroom mid-terraced home
- Quiet cul-de-sac location
- Generous front-facing lounge
- Modern kitchen/diner with patio doors to the rear garden
- Two double bedrooms and a versatile third bedroom/home office.
- Contemporary family bathroom
- South -facing private & low maintenance rear garden with patio seating area & lawn
- Offset garage with up-and-over door
- Ideal purchase for first-time buyers & investors
- EPC: C / TAX BAND: A



Location

17 Oversetts Court is located in the established area of Newhall, on the outskirts of Swadlincote, offering a convenient and well-connected setting. The property is ideally positioned for access to Swadlincote town centre, which provides a range of everyday amenities including supermarkets, independent shops, cafés, and leisure facilities. Newhall itself benefits from a selection of local services, schools, and parks within easy reach. The area is particularly well placed for commuters, with excellent road links via the A444 and A42 providing straightforward access to Burton upon Trent, Ashby-de-la-Zouch, Derby, and the wider Midlands motorway network, including the M42 and M1. Regular bus services operate locally, and rail connections can be found at nearby Burton upon Trent station, offering links to Birmingham, Derby, and beyond. Residents also benefit from proximity to the National Forest, providing attractive woodland walks and outdoor leisure opportunities. Overall, this is a practical and well-situated location suitable for a wide range of buyers.

Overview

A beautifully presented three-bedroom mid-terraced home, ideally suited to first-time buyers looking to step onto the property ladder, or investors seeking a ready-to-move-into buy-to-let opportunity. Situated within a quiet cul-de-sac location in the popular Newhall development, the property benefits from an offset garage with up-and-over door and a parking space directly in front which is not allocated but can be utilised if required

To the front of the property, a lawned fore garden and pathway lead to the entrance door. Upon entering, you are welcomed into an entrance hall with stairs rising to the first floor and a door opening into the spacious lounge.

The generous lounge enjoys a front-facing aspect, with a large window allowing an abundance of natural light to flood the room. Offering ample space for a range of freestanding furniture, this inviting living area is further enhanced by feature glazed double doors leading through to the kitchen/diner.

Located to the rear of the property, the impressive kitchen/diner provides an excellent space for both everyday living and entertaining. The kitchen is fitted with a range of matching wall and base units complemented by rolled-edge work surfaces. Features include a drainer sink positioned beneath a window overlooking the rear garden, space and plumbing for appliances, and the property's boiler. There is ample room for a dining table, while patio doors open directly onto the rear garden, creating a bright and airy atmosphere.

The first floor offers three well-proportioned bedrooms and a modern family bathroom. Bedroom One is a generous double bedroom situated to the front elevation, with carpeted flooring and plenty of space for freestanding furniture. Bedroom Two is another spacious double bedroom overlooking the rear garden and also benefits from carpeted flooring and ample furnishing space. Bedroom Three is a versatile single room, currently utilised as a home office, but equally suited as a nursery, dressing room, or guest bedroom.

Completing the accommodation is the family bathroom, fitted with a contemporary three-piece suite comprising a panelled bath with shower over, low-level WC, and vanity wash hand basin. The room also benefits from an opaque rear-facing window and part-tiled walls.

Externally, the rear garden is both private and manageable, with the added bonus of being south-facing making it ideal for relaxing and enjoying the warmer months. A paved patio seating area provides the perfect space for outdoor dining, while a pathway leads to the rear gate. Two lawned sections are complemented by established shrub borders, and enclosed fencing provides a good degree of privacy.

Overall, this superb home offers well-presented and spacious accommodation throughout, coupled with a private rear garden, garage and parking space directly in front which is not allocated but can be utilised if required. . Presented in move-in-ready condition, it represents an excellent opportunity for first-time buyers and investors alike.

Viewing Strictly Through Liz Milsom Properties

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Closed - Sunday

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Tenure

Freehold - with vacant possession on completion. Liz Milsom Properties Limited recommend that purchasers satisfy themselves as to the tenure of this property and we recommend they consult a legal representative such as a solicitor appointed in their purchase.

Services

Water, mains gas and electricity are connected. The services, systems and appliances listed in this specification have not been tested by Liz Milsom Properties Ltd and no guarantee as to their operating ability or their efficiency can be given.

Making An Offer

As part of our dedicated service to our Sellers, we ensure that all potential buyers are in a position to proceed with any offer they make and therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their mortgage for the purchase. We work closely with the Mortgage Advice Bureau who can offer Independent Financial Advice, helping you secure the best possible deal and potentially save you money. NB If you are making a cash offer, we will ask you to confirm the source and availability of your funds in order for Liz Milsom Properties to present your offer in the best possible light to our clients.

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Measurements

Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended to be used when ordering carpets or flooring.

Disclaimer

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

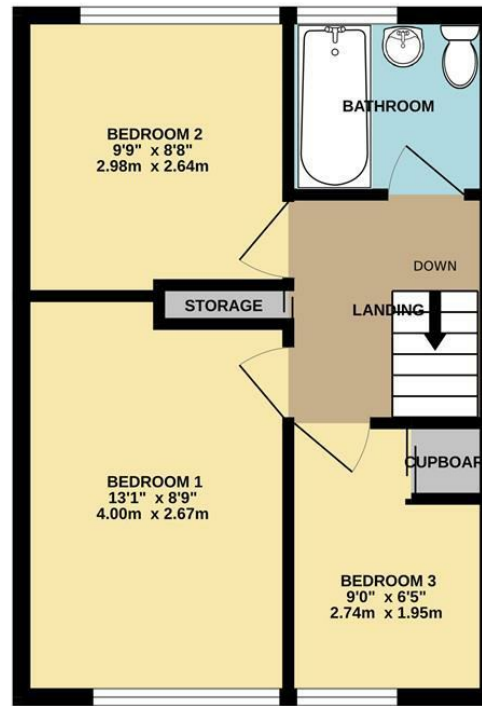
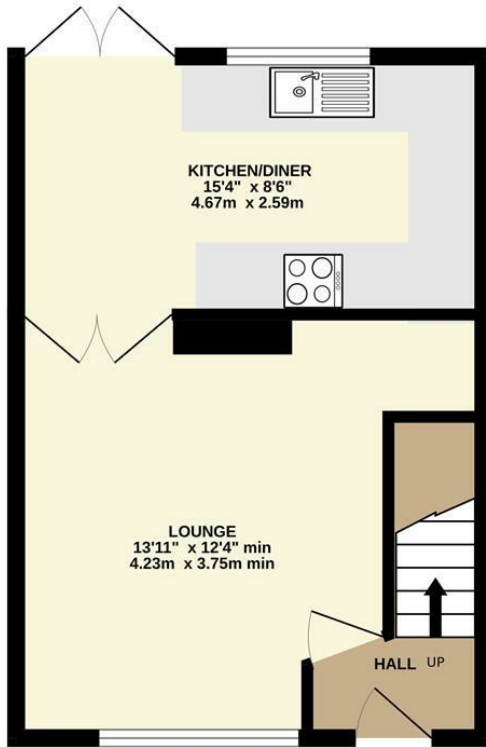


GROUND FLOOR

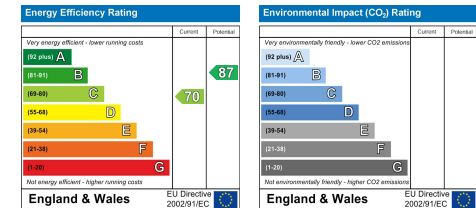
1ST FLOOR

Directions

For sat nav purposes use the postcode DE11 0SH



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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COUNCIL TAX

Band: A

The vendor informs us that the property is Freehold, however we have not inspected the title deeds. We would advise you consult your own solicitor to verify the tenure.



THE TEAM

Liz and her team, who are dedicated and strive to provide you with excellent service.... And REMEMBER we are only a phone call or click away.

GENERAL INFORMATION

NOTE: Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance to view the property.

MONEY LAUNDERING

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THE NATIONAL ASSOCIATION OF ESTATE AGENTS (NAEA)/THE PROPERTY OMBUDSMAN SCHEME

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